067.A	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,000 / 658,000
					USE VALUE:	658,000 / 658,000
					ASSESSED:	658,000 / 658,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUGLIESE MARC G/LAURENE M
Owner 2:	
Owner 3:	
Street 1:	30 JOYCE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CENDANT MOBILITY CORP -
Owner 2:	-
Street 1:	40 APPLE RIDGE RD
Twn/City:	DANBURY
St/Prov:	CTMA Cntry:
Postal:	06810

NARRATIVE DESCRIPTION

This parcel contains 6,542 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 1222 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6542.000	226,600		431,400	658,000
Total Card	0.150	226,600		431,400	658,000
Total Parcel	0.150	226,600		431,400	658,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.46 | /Parcel: 538.4

Legal Description

User Acct 128917

GIS Ref

GIS Ref

Insp Date 10/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0004-0003.0

!5821!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,600	0	6,542.	431,400	658,000	658,000	Year End Roll	12/18/2019
2019	101	FV	201,600	0	6,542.	400,600	602,200	602,200	Year End Roll	1/3/2019
2018	101	FV	201,600	0	6,542.	400,600	602,200	602,200	Year End Roll	12/20/2017
2017	101	FV	201,600	0	6,542.	351,300	552,900	552,900	Year End Roll	1/3/2017
2016	101	FV	201,600	0	6,542.	320,500	522,100	522,100	Year End	1/4/2016
2015	101	FV	189,800	0	6,542.	283,500	473,300	473,300	Year End Roll	12/11/2014
2014	101	FV	189,800	0	6,542.	268,100	457,900	457,900	Year End Roll	12/16/2013
2013	101	FV	189,800	0	6,542.	255,100	444,900	444,900		12/13/2012

PRINT

Date	Time
12/10/20	20:39:33

LAST REV

Date	Time
08/12/19	11:06:27

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5821

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CENDANT MOBILIT	44650-456		2/18/2005		486,000	No	No		
DALY BRYON K	44650-454		2/18/2005	Convenience	486,000	No	No		
FRANCHI ALBERT	29102-145		9/16/1998		246,000	No	No		Y

USER DEFINED

Prior Id # 1:	128917
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2000	136	Addition	8,000					12X17 DECK
5/12/1997	248		6,000					ADD DORMER/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Measured	372	PATRIOT
10/28/2005	MLS	HC	Helen Chinal
1/10/2000	Inspected	263	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6542		Sq. Ft.	Site		0	70.	0.94	12									431,384						431,400	

Total AC/HA: 0.15018 | Total SF/SM: 6542 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 431,384 | Spl Credit | Total: 431,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	99750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307831
Depreciation:	81267
Depreciated Total:	226564

COMMENTS

NEW WDK MEAS EST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB		

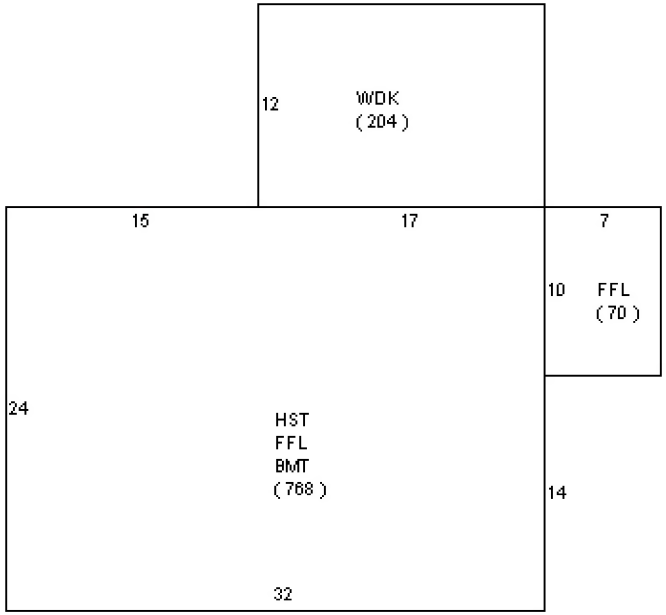
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	103.28
Final Total:	226600	Val/Su SzAd	185.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	838	141.740	118,775
BMT	Basement	768	42.520	32,656
HST	Half Story	384	141.740	54,427
WDK	Deck	204	10.900	2,224

Net Sketched Area:	2,194		Total:	208,082	
Size Ad	1222	Gross Are	2578	FinArea	1222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc